

Juan J. Mayol, Jr.
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juan.mayol@hklaw.com

May 31, 2006

Diane O'Quinn-Williams
Director, Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Century Business Park (Public Hearing No. 05-274) / Second Amended Letter of Intent

Dear Ms. O'Quinn-Williams:

Please accept this letter as our second amended letter of intent in support of the above referenced application (the "Application").

As currently pending, the Application seeks the following zoning approvals on the subject ±69 acre property (the "Property"):

1. IU-C to BU-1A

REQUEST #1 on Parcel A

2. GU and IU-C to RU-3M

REQUEST #2 on Parcel B

3. GU and IU-C to RU-1M(a)

REQUEST #3 on Parcel C

4. Applicant is requesting to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of a private drive.
5. Applicant is requesting to waive the zoning regulation requiring half section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of SW 152 Avenue.

6. Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of SW 157 Avenue.
7. Applicant is requesting to waive the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulation which prohibits residential uses with the ILZ; to permit single family and townhouse residences within the ILZ zone.
8. Applicant is requesting to waive the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulation limiting residential units to less than two per acre; to permit single family and townhouse residences at more than two units per acre.

Request Nos. 7 and 8 would allow residential development within the Inner District Zone (ILZ) and the Outer Safety Zone (OSZ) of the Kendall Tamiami Executive Airport. By and large, the OSZ, which allows residential development at a density of two (2) units per acre, affects the southwest corner of the Property at the intersection of SW 157th Avenue and SW 120th Street. As depicted in the current plans (Plan A), the Application seeks commercial (BU-1A) zoning on the southeast corner of the Property. The development of the commercial out parcel would provide limited commercial and professional services to the future residents of the Property and to the community at large. In an effort to address concerns raised by the County's Aviation Department regarding development within the OSZ, the Applicant has submitted an alternate plan, dated stamped received May 30, 2005 (Plan B), which seeks to move the proposed commercial out parcel to the southwest corner of the Property, entirely within the OSZ. As such, Plan B would significantly reduce the number of residential units within the OSZ.

The accompanying legal descriptions describe the following parcels of land within the Property, as depicted in Plan B:

- | | |
|-----------------|---|
| <u>Parcel A</u> | Commercial Out Parcel (New Exhibit A) |
| <u>Parcel B</u> | RU-3M / Townhouse Parcel (New Exhibit B) |
| <u>Parcel C</u> | RU-1M(a) / Single Family Home Parcel (New Exhibit C). |

As amended, the Applicant would seek the approval of either Plan A or Plan B, as follows:

As to Plan A

1. IU-C to BU-1A
REQUEST #1 on Parcel A
2. GU and IU-C to RU-3M
REQUEST #2 on Parcel B

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ZONING HEARINGS SECTION
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BY

3. GU and IU-C to RU-1M(a)

REQUEST #3 on Parcel C.

In the alternative,

As to Plan B,

1. IU-C to BU-1A

REQUEST #1 on Parcel A (New Exhibit A)

2. GU and IU-C to RU-3M

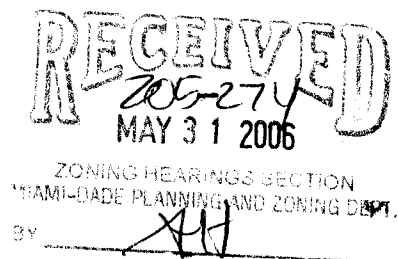
REQUEST #2 on Parcel B (New Exhibit B)

3. GU and IU-C to RU-1M(a)

REQUEST #3 on Parcel C (New Exhibit C).

With either Plan A or Plan B, the Applicant also seeks the approval of the following requests on the subject Property:

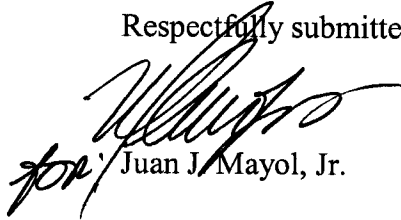
1. Applicant is requesting to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of a private drive.
2. Applicant is requesting to waive the zoning regulation requiring half section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of SW 152 Avenue.
3. Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of SW 157 Avenue.
4. Applicant is requesting to waive the Kendall Tamiami Executive Airport Inner District Zone (ILZ) regulation which prohibits residential uses with the ILZ; to permit single family and townhouse residences within the ILZ zone.
5. Applicant is requesting to waive the Kendall Tamiami Executive Airport Outer Safety Zone (OSZ) regulation limiting residential units to less than two per acre; to permit single family and townhouse residences at more than two units per acre.



Ms. Diane O'Quinn
May 31, 2006
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We would request the Department's favorable recommendation of either Plan A or Plan B.

Respectfully submitted,


for Juan J. Mayol, Jr.

JJM/ma

cc: Mr. Nick Nitti
Mr. Cesar Llano

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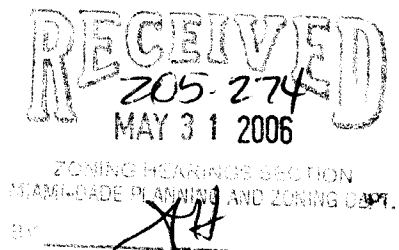


Exhibit A

LEGAL DESCRIPTION:

IUC to BUIA

PARCEL "A"

That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, according to the Plat thereof recorded in Plat Book 23 at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run South 87°25'51" West along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the North line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 2362.25 feet to the Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 307.32 feet to a point of intersection with the East right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District as recorded in Official Records Book 14311 at Page 3397; thence run North 02°25'09" West along the said East right of way line of Canal C-1W for a distance of 357.10 feet to a point of intersection with a line 1002.00 feet South of and parallel with the South line of Block 8 of the plat of HAMMOCKS SHORES THIRD ADDITION, according to the Plat thereof recorded in Plat Book 147 at Page 9, of the Public Records of Miami-Dade County, Florida; thence run North 87°25'34" East along a line parallel with the South line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 280.36 feet to a point of curvature with a circular curve concave to the Southwest; then run Southeasterly along the arc of said circular curve to the right, having for its elements a radius of 26.00 feet and a central angle of 90°00'00", for an arc distance of 40.84 feet to a point of tangency; thence run South 02°34'26" East for a distance of 331.12 feet to the Point of Beginning; containing 2.51 acres more or less.

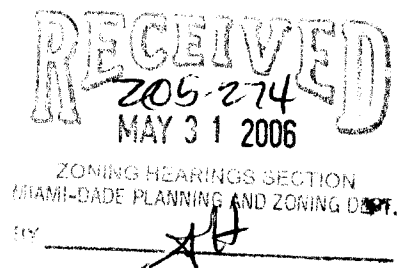


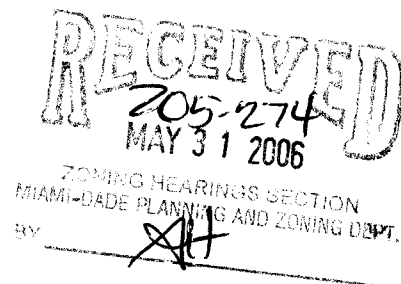
Exhibit B

PARCEL "B"

GU & IUC to RU3M

That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, according to the Plat thereof recorded in Plat Book 23 at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run South 87°25'51" West along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the North line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 83.71 feet to the Point of Beginning of the parcel of land herein after described; thence continue South 87°25'51" West along the said common line for 2278.54 feet to a point; thence run North 02°34'26" West for a distance of 331.12 feet to a point of curvature with a circular curve concave to the Southwest; then run Northwesterly along the arc of said circular curve to the left, having for its elements a radius of 26.00 feet and a central angle of 90°00'00", for an arc distance of 40.84 feet to a point of tangency with a line 1002.00 feet South of and parallel with the South line of Block 8 of the plat of HAMMOCKS SHORES THIRD ADDITION, according to the Plat thereof recorded in Plat Book 147 at Page 9, of the Public Records of Miami-Dade County, Florida; thence run South 87°25'34" West along a line parallel with the South line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 159.36 feet to a point of intersection with a line 121.00 feet East of and parallel with the East right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District as recorded in Official Records Book 14311 at Page 3397; thence run North 02°25'09" West along a line parallel with the said East right of way line of Canal C-1W for a distance of 232.46 feet to a point; thence run North 87°25'34" East, along a line 362.00 feet South of and parallel with the South line of HAMMOCKS GARDENS, according to the Plat thereof recorded in Plat Book 157 at Page 16, of the Public Records of Miami-Dade County, Florida; thence run North 87°25'34" East along a line parallel with the South line of the said plat of HAMMOCKS GARDENS, for a distance of 2465.36 feet to a point of intersection with the West line of Tract "A" of AMERIFIRST PARK according to the Plat thereof recorded in Plat Book 127 at Page 65, of the Public Records of Miami-Dade County, Florida, were a portion of said West line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2109; thence South 02°22'03" East along said West line for a distance of 589.77 feet to the Point of Beginning; containing 31.85 acres more or less.



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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

Att

Exhibit C

PARCEL "C"

GU & IUL to RULM(a)

That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, according to the Plat thereof recorded in Plat Book 23 at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run South 87°25'51" West along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the North line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15 feet to the North 1/4 corner of said Section 16; thence continue South 87°25'51" West along the said common line for 2669.57 feet to a point of intersection with the East right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District as recorded in Official Records Book 14311 at Page 3397; thence run North 02°25'09" West along the said East right of way line of Canal C-1W for a distance of 357.10 feet to the Point of Beginning of the parcel of land herein after described; thence continue North 02°25'09" West along the said East right of way line of Canal C-1W for a distance of 1002.00 feet to a point of intersection with the South line of Block 8 of the plat of HAMMOCKS SHORES THIRD ADDITION, according to the Plat thereof recorded in Plat Book 147 at Page 9, of the Public Records of Miami-Dade County, Florida; thence run North 87°25'34" East along the South line of the plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1206.04 feet to a point of intersection with the centerline of SW 154th Avenue as shown on said plat of HAMMOCKS SHORES THIRD ADDITION, the common boundary line defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Corlett et al and Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2097; thence run South 02°23'36" East along the common boundary line defined by the said Agreement for a distance of 407.55 feet to the Southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, according to the Plat thereof recorded in Plat Book 157 at Page 16, of the Public Records of Miami-Dade County, Florida; thence run North 87°25'34" East along the South line of the plat of HAMMOCKS GARDENS, for a distance of 690.00 feet to a point of intersection with the centerline of SW 153rd Avenue as shown on said plat of HAMMOCKS GARDENS; thence run North 02°23'36" West along the said centerline, a line 20 feet East of and parallel with the East line of Lot 11 in said Block 5 of HAMMOCKS GARDENS, for a distance of 136.00 feet to a point; thence run North 87°25'34" East along the center line of SW 117th Street as shown on the said plat of HAMMOCKS GARDENS, for a distance of 690.92 feet to a point of intersection with the West line of Tract "A" of AMERIFIRST PARK according to the Plat thereof recorded in Plat Book 127 at Page 65, of the Public Records of Miami-Dade County, Florida, where a portion of said West line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Metropolitan Dade County as recorded in Official Records Book 14309 at Page 2109; thence South 02°22'03" East along said West line for a distance of 498.00 feet to a

point; thence run South 87°25'34" West, along a line 362.00 feet South of and parallel with the South line of said plat of HAMMOCKS GARDENS, for a distance of 2465.39 feet to a point of intersection with a line 121.00 feet East of and parallel with the East right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District as recorded in Official Records Book 14311 at Page 3397; thence run South 02°25'09" East along a line parallel with the said East right of way line of Canal C-1W for a distance of 232.46 feet to a point of intersection with a line 1002.00 feet South of and parallel with the South line of Block 8 of the said plat of HAMMOCKS SHORES THIRD ADDITION; thence run South 87°25'34" West along a line parallel with the South line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 121.00 feet to the Point of Beginning; containing 35.58 acres more or less.

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BY

[Signature]

Holland+Knight

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Fax 305 789 7799

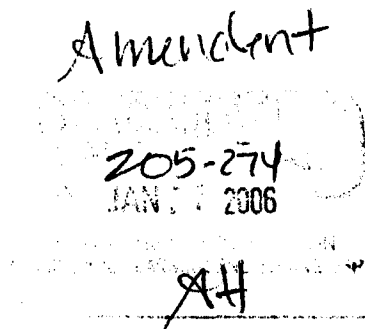
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LEILA M. JACKSON BATTIES
305 789 7626
leila.batties@hklaw.com

January 27, 2006

VIA HAND DELIVERY

Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, FL 33128



Re: Century Business Park, LLC (05-274) / Third Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the third amended letter of intent on behalf of Century Business Park, LLC ("Century") in support of the above-referenced application (the "Application").

The Application currently requests a district boundary change from GU and IU to BU-1A on 67± acres at the northeast corner of the intersection of SW 120 Street and SW 157 Avenue; a special exception to permit residential uses in the BU-1A district; and variances from Sec. 33-395 of the Miami-Dade County Code to permit the proposed residential development in the Kendall Tamiami Executive Airport Inner District (ILZ) and Outer Safety Zone (OSZ).

Under this third amended letter of intent, Century respectfully withdraws the above-referenced district boundary change and special exception requests, and further seeks to amend the Application as follows:

1. The subject property increases from 67± acres to 70± acres and shall consist of three parcels – Parcel A consisting of 2.44 acres (the "Commercial Parcel"); Parcel B consisting of 32.50 acres (the "Townhouse Parcel"); and Parcel C consisting of 34.99 acres (the "Single Family Parcel"). The sketch and legal descriptions for the property are enclosed.

Ms. Diane O'Quinn Williams
January 27, 2006
Page 2

2. Century seeks a district boundary change from IU-C to BU-1A on Parcel A. Please note that an application for site plan approval on the parcel will be submitted separately.
3. Century seeks a district boundary change from GU and IU-C to RU-3M with RU-TH development standards on Parcel B.
4. Century seeks a district boundary change from GU and IU-C to RU-1M(a) on Parcel C.
5. The proposed residential community will be entirely private and maintained by a homeowners' association, community development district, special taxing district, or similar entity, subject to the approval by the County. As such, the single family homes and the townhomes will be served by private drives.

In light of the foregoing, the Application, as amended herein, now seeks the following approvals:

1. a district boundary change from IU-C to BU-1A on Parcel A;
2. a district about change from GU and IU-C to RU-3M on Parcel B;
3. a district boundary change from GU and IU-C to RU-1M(a) on Parcel C;
4. a non-use variance of the zoning and subdivision requirements to permit 0' frontage on a public street where 50' is required;
5. a variance of Sec. 33-395(A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
6. a variance of Sec. 33-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety zone (OSZ).

We remain hopeful of the County's favorable consideration of the Application. As always, please do not hesitate to contact me if you have any questions or concerns. Thank you for your considerate attention to this matter.

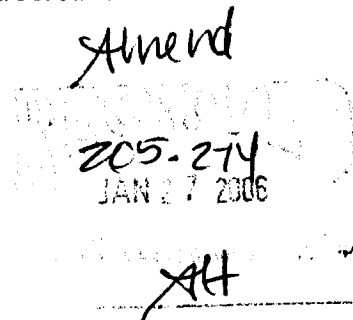
Sincerely,



Leila M. Jackson Batties

cc: Mr. Nicholas Nitti (w/ enc.)
Mr. Cesar Llano (w/ enc.)
Juan J. Mayol, Jr., Esq. (w/ enc.)

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Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131
www.hklaw.com

September 21, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Rev. letter of Intent

05-274
05-210

Re: **Century Business Park, LLC f/k/a Jack K. Thomas, Trustee (04-185)**
Second Amended Letter of Intent

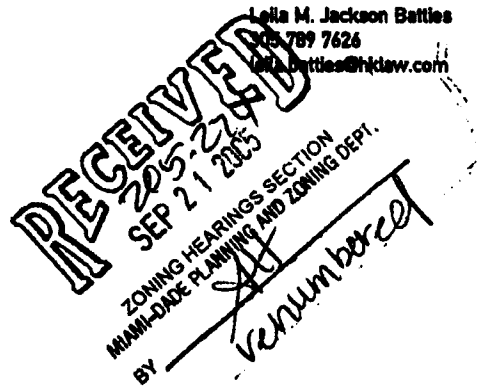
Dear Ms. O'Quinn Williams:

This second amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change from GU and IU-C to BU-1A on 67.8± acres located at the northeast corner of the intersection of theoretical SW 157 Avenue and SW 120 Street.

We respectfully request that the Application be amended to include the following additional requests:

- (1) a special exception to permit residential uses in the BU-1A district;
- (2) a variance of Sec. 33-395 (A)(1) to permit new residential construction in the Kendall-Tamiami Executive Airport Inner District (ILZ); and
- (3) a variance of Sec. 33.-395(A)(5) to permit residential units at more than two units per acre in the Kendall-Tamiami Executive Airport Outer Safety Zone (OSZ).

Copies of the plans for the proposed development are enclosed.



Ms. Diane O'Quinn Williams
September 20, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



Leila M. Jackson Batties

Enc.

Cc: Mr. John Martinez, Secretary, Florida Department of Transportation, District 6
(w/ enc., via certified mail, return receipt requested)
Mr. Nick Nitti, Coordinator, Developmental Impact Committee
(via hand delivery, w/ enc.)
Mr. Cesar Llano, Century Business Park, LLC (w/o enc.)
Juan J. Mayol, Jr., Esq., Holland & Knight LLP (w/o enc)

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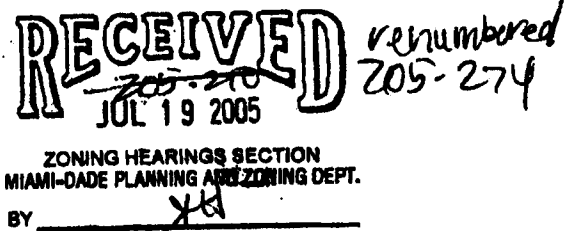
Lella M. Jackson Batties
305 789 7626
lella.batties@hklaw.com

Revised letter of intent

July 19, 2005

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128



Re: Jack K. Thomas, Trustee (04-185) / Amended Letter of Intent

Dear Ms. O'Quinn Williams:

This amended letter of intent is submitted in connection with the above-referenced zoning application (the "Application"), which currently seeks a district boundary change on 37± acres located at the northwest corner of the intersection of theoretical SW 157 Avenue and SW 120 Street, from GU to IU-C.

We respectfully request that the Application be amended as follows:

- (1) withdraw the request for a district boundary change from GU to IU-C on the 37± acres ("Parcel 1");
- (2) expand the Application property to include an additional 30.8± acres immediately east of the Property, which is legally described in the attached Exhibit "A" and currently zoned IU-C ("Parcel 2");
- (3) request a district boundary change from GU to BU-1A on Parcel 1 and a district boundary change from IU-C to BU-1A on Parcel 2; and
- (4) change the ownership/applicant information to reflect the current owner of the Application property, Century Business Park, LLC. (The new application and disclosure of interest forms will be submitted under separate cover.)

Ms. Diane O'Quinn Williams
July 19, 2005
Page 2

We remain hopeful of the Department's favorable consideration of the Application as amended herein. Should you have any additional questions or concerns, please do not hesitate to contact me. Thank you for your considerate attention to this matter.

Sincerely,



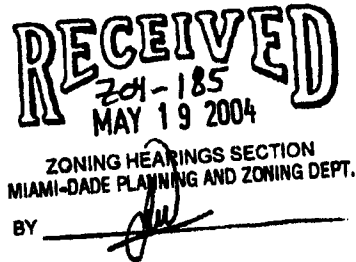
Leila M. Jackson Batties

Enc.

Cc: Mr. Cesar Llano
Juan J. Mayol, Jr., Esq.

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Juan J. Mayol, Jr.
305 755 5807
jmayol@akerman.com

May 19, 2004

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Department of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

Re: Jack K. Thomas, Trustee/ Letter of Intent

Dear Ms. O'Quinn Williams:

This shall constitute the letter of intent on behalf of Jack K. Thomas, Trustee (the "Applicant"), in support of the Applicant's request for a district boundary change concerning that 37.8± acre parcel of land located on the northeast corner of the intersection of theoretical SW 157th Avenue and S.W. 120th Street, in unincorporated Miami-Dade County (the "Property").

The Property is currently zoned GU. The Applicant seeks a district boundary change to IU-C, which would allow for the development of a product consistent with the general development pattern of the properties on 120th Street approximate to Kendall-Tamiami Airport.

The Property is located in a rapidly developing area of southwest Miami-Dade County, and this application will address the community's need for additional areas for locating businesses and other employment generating activities. Moreover, the current use of the Property, which is in seasonal agricultural production, is no longer consistent with the surrounding neighborhood. This area has been transformed by the residential boom in Miami-Dade County and the close proximity of agricultural uses and residential uses creates potential for conflict.

plan requested